

Westfield-Washington Advisory Plan Commission held a meeting on Monday, March 18, 2013 scheduled for 7:00 PM at the Westfield City Hall.

**Opening of Meeting: 7:00 PM**

**Roll Call:** Note Presence of a Quorum

**Commission Members Present:** Robert Smith, Robert Horkay, Bob Spraez, Ken Kingshill, Charles Lehman, Danielle Tolan, Bill Sanders, Steve Hoover, and Dan Degnan

**City Staff Present:** Kevin Todd, Senior Planner; Jesse Pohlman, Senior Planner; and Brian Zaiger, City Attorney.

**Minutes:**

Motion: To approve the minutes for the March 4, 2013 APC meeting as presented.

Motion: Tolan; Second: Hoover; Vote: Passed by voice vote

Todd reviewed APC Rules of Procedure.

**ITEMS OF BUSINESS**

**APC Rules of Procedures Amendment**

Todd reviewed the APC Rules of Procedures amendment, stating that currently items on the agenda for a period of six months without action are removed from the agenda. He stated the proposed amendment would to give the Director of Economic and Community Development discretion to extend or continue that six month period, if determined to be necessary. Todd explained that more often than not the petitions are exceeding the six-month threshold due to an action of the City. He further stated that the proposed amendment also establishes an appeal process for petitioners that may feel aggrieved by a decision, and it also allows the director the ability to require additional notice in the event something is extended beyond six months.

Motion: To approve the amendment to the APC Rules of Procedure, as outlined by staff.

Motion: Smith; Second: Tolan; Vote: 9-0

Case No.	1303-DP-04 & 1303-SIT-02
Petitioner	Westfield Washington Schools
Description	18250 North Union Street; Petitioner requests Development Plan and Site Plan review of a new locker room building on the Westfield High School campus, located in the GB-PD District.

Pohlman reviewed the petition, stating that since the last meeting, the petitioner has revised plans to address Technical Advisory Committee comments.

Motion: To approve 1301-DP-04 and 1303-SIT-02 as presented.

Motion: Sanders; Second: Spraetz; Vote: 9-0

Case No. 1303-PUD-03  
Petitioner Justus at Bridgewater, LLC  
Description Bridgewater PUD Amendment, Multifamily Development Standards;  
Petitioner requests an amendment to the Bridgewater PUD to consolidate and modify multifamily development standards for Parcel K2 of the Bridgewater PUD.

Todd reviewed the petition, stating that this amendment is to consolidate the multifamily standards for Parcel K2 for the apartment standards, and it also modifies a few standards such as building height and landscaping. He stated that since public hearing, there have been some minor modifications, including clarity of language in the proposal and the addition bicycle parking standards.

Motion: To send 1303-PUD-03 to the Westfield City Council with a favorable recommendation.

Motion: Sanders; Second: Horkay; Vote: 9-0

Case No. 0608-REZ-06  
Petitioner Beazer Homes Indiana, LLP  
Description Walnut Ridge Estates Commitments; Southeast Corner of 169<sup>th</sup> Street and Carey Road;  
Petitioner requests a modification to the written commitments associated with the rezoning of property, as approved by Ordinance 06-50 and amended by Resolution 11-05.

Todd reviewed the petition, which is the modification of the written commitments that are associated with the Walnut Ridge Estates rezoning petition. He stated that there have been a couple of minor changes to the commitments, including modifications to the landscaping plan and some clarification to the language regarding home elevations.

Mr. Steve Hardin, Faegre Baker & Daniels, representing the petitioner, discussed the changes to the landscape plans as a result of the public hearing comments. He added that all home plans will be built with a variety of elevations, which will be substantially similar to the elevations included with the amendment.

Motion: To send 0608-REZ-06 to the Westfield City Council with a favorable recommendation.

Motion: Smith; Second: Hoover; Vote: 9-0

### **CITY COUNCIL LIAISON**

Hoover gave a report on recent Council business, including adoption of Bridgewater PUD amendment for Parcel M4 buffer requirements, passing of new Fireworks Use Ordinance, and the passing of resolutions for tax abatements for an engineering firm in Custom Commerce Park.

**ADJOURNMENT** (7:22 p.m.)

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President, Ken Kingshill

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Vice President, Charles Lehman

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Secretary, Matthew S. Skelton, Esq.